



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Subject Property Located At:

**6 Vacant Lots on Juanita Street
APN 0292-131-71-0000 (Lots 44, 45, 46 and 47)
APN 0292-131-74-0000 (Lot 48)
APN 0292-131-75-0000 (Lot 49)
Loma Linda, California
Project No. 066791-OT**

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Executive Summary

Titan Environmental Solutions, Inc. (TES) was authorized by Mary Erickson Community Housing's representatives, Ms. Ayako Utsumi and Ms. Susan McDevitt, to conduct a Phase I Environmental Site Assessment (ESA) of the subject property consisting of six (6) vacant lots [APN 0292-131-71-0000 (Lots 44, 45, 46 and 47), APN 0292-131-74-0000 (Lot 48), APN 0292-131-75-0000 (Lot 49)] on Juanita Street in the City of Loma Linda, San Bernardino County, California ("the Site").

TES has conducted this Phase I ESA in general accordance with the scope and limitations of American Society of Testing and Materials (ASTM) E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) as codified in Title 40, Code of Federal Regulations, Part 312 (40 CFR Part 312). There are no exceptions to, or deletions, from the ASTM E1527-13 and EPA AAI standard practice and authorized Scope of Services.

This Executive Summary presents the key findings of this assessment based on information and data available to TES during the performance of this project. The Executive Summary also presents Conclusions and Recommendations, which are based on the conditions existing at the time of the assessment. Please refer to the appropriate sections of the report for a complete discussion of these issues. In the event of a conflict between this Executive Summary and the report, or an omission in the Executive Summary, the report shall prevail.

The Site parcel contains a gross total area of approximately 32,910 square feet. On the date of the Site reconnaissance, the Site was vacant and generally level and observed to be predominately covered in soil; no structures were observed on the Site. The Site fronts onto Juanita Street on the south and a pedestrian/bike path, followed by a flood control channel located north of the Site. Properties in the general area are primarily used for residential and commercial purposes.

Based upon information obtained by TES from available aerial photographs and historic street directories, the Site appeared to have been undeveloped land as early as 1930 to the present.

Based upon information obtained by TES from available aerial photographs, historic street directories, and the inspection of the surrounding properties, the adjacent properties appeared to be undeveloped land as early as 1930 with some improvements as early as 1938 through 1994; structures which generally resembled the current site structures were noted as early as 2006.



In general, the area in the vicinity of the Site became urbanized and continued to develop to its current basic configuration as early as 1985. Based on information discussed, historic uses of the adjacent properties have a low potential for current impact to the Site subsurface.

According to the EDR report, the Site was not identified on the Federal and State databases.

According to the EDR report, the addresses for the adjacent properties were not identified on the Federal and State databases

Other off-site locations were identified on the databases by EDR within a maximum one-mile radius from the Site, including but not limited to, State- and tribal- equivalent CERCLIS (ENVIROSTOR), state and tribal registered storage tanks list (AST), local lists of landfill/solid waste disposal sites (SWRCY), local list of registered storage tanks (SWEEPS UST), other ascertainable records (DRYCLEANERS, San Bern. Co. Permit) and EDR exclusive records (EDR Hist Auto).

The potential for environmental impact to the Site from these off-site locations of concern appear to be low due to one or more of the following: type of regulatory listing, location with respect to the direction of regional groundwater, distance from the Site, status of the case, remedial efforts being directed by a regulatory agency, and/or potential responsible parties have been identified.

Recognized Environmental Conditions and Other Findings

No RECs or de-minimis conditions were identified at the Site.

Conclusions

TES has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E1527-13 of the subject property consisting of six (6) vacant lots (APN 0292-131-71-0000 (Lots 44, 45, 46 and 47), APN 0292-131-74-0000 (Lot 48), APN 0292-131-75-0000 (Lot 49)) on Juanita Street in the City of Loma Linda, San Bernardino County, California ("the Site"). The following RECs were identified at the Site:

- No RECs or de-minimis conditions were identified at the Site.

Recommendations

Based on the findings of this Phase I ESA, further assessment is not warranted.

1.0 Introduction

1.1 Purpose and Scope of Services

The purpose of this Phase I ESA was to identify the potential for recognized environmental conditions (RECs) to exist at the Site. The term RECs means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Controlled Recognized Environmental Conditions (CRECs) are defined as hazardous substance releases that have been partially addressed through remediation, but where some contamination remains in place under certain risk-based restrictions or conditions (e.g., engineering or institutional controls).

As a corollary, the definition of a Historical Recognized Environmental Condition (HREC) has been revised to limit applicability to situations where past contamination has been addressed to unrestricted residential standards and also requires a determination of whether a past release that would otherwise be identified as a HREC should, in fact, be designated as a REC under current standards.

The definition of *de minimis* conditions is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not RECs or CRECs.

TES understands this Phase I ESA is also being completed for purposes of qualifying for Landowner Liability Protections (LLPs) under CERCLA / to CERCLA unless otherwise so stated in this report.

Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM E1527-13 and complies with USEPA Standards and Practices of AAI as set forth in 40 CFR Part 312.

- Site and vicinity reconnaissance;
- Description of physical setting;
- Interviews with available Site owner representative(s);
- Review of readily available historical information;

- Review of readily available regulatory agency records; and
- Preparation of this report.

1.2 Non-Scope Considerations

There are a number of non-scope issues which are sometimes assessed concurrently with a Phase I ESA. Unless specifically agreed in the contract proposal documents, these non-scope considerations are not included as part of the Phase I ESA. Examples of non-scope issues include:

- | | | |
|-----------------------------------|----------|--|
| • Asbestos-Containing Materials | Building | • Radon |
| • Lead-Based Paint | | • Lead in Drinking Water |
| • Wetlands | | • Regulatory Compliance |
| • Cultural & Historic Resources | | • Ecological Resources |
| • Industrial Hygiene and Safety | | • Endangered Species |
| • Microbiological Agents and Mold | | • Indoor Air Quality |
| • Diffuse Anthropogenic Pollution | | • Non-Liquid Polychlorinated Biphenyls |

No non-scope issues were addressed in this report.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies that there may be conditions that exist on the Site that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. TES believes that the information obtained from the records review and interviews concerning the Site are reliable; however, TES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this Phase I ESA are not intended to produce all-inclusive or comprehensive results, but rather to provide Mary Erickson Community Housing with information relating to the Site.

1.4 Limitations and Exceptions

Phase I ESAs are non-comprehensive by nature and are unlikely and not intended to identify all environmental problems or eliminate all risk. This report is a qualitative assessment. TES performed this Phase I ESA in general accordance with the guidelines set forth in ASTM E1527-13. The conclusions represent professional judgments and are based upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other

warranty or limitation exists, either expressed or implied. Environmental issues not specifically addressed in the report were beyond the scope of our work and were not included in our evaluation. The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

1.5 Data Gap and Data Failure

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. Data failure is one type of data gap. According to ASTM E1527-13 “data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met”. Pursuant to ASTM Standards, historical sources are required to document property use back to the Site’s first developed use or back to 1940, whichever is earlier.

The following data gaps were encountered during this assessment:

- None.

1.6 User’s Responsibilities & Obligations

It is the responsibility of the User to review title and judicial records for environmental liens and activity and use limitations (AULs) pertaining to the Site. Mary Erickson Community Housing was contacted about the existence of environmental liens encumbering the Site and specialized knowledge and experience or actual knowledge that was material to RECs in connection to the Site and adjoining properties. Ms. Susan McDevitt with Mary Erickson Community Housing noted that the Site was transferred from the owner (the City of Loma Linda) for the purpose of building affordable housing with income restricted covenants; Ms. McDevitt was not aware of and has no knowledge of RECs pertaining to the Site and adjoining properties.

In order to assert a legal liability protection (LLP), the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection.

It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM E1527-13 and USEPA Standards and Practices for AAI.



1.7 *Reliance*

The Services performed hereunder (including the reports prepared by TES) are for the use and benefit of Mary Erickson Community Housing or any of their affiliates, agents and advisors, initial and subsequent holders from time to time of any debt and/or debt securities secured, directly or indirectly, by any participation interest in any such debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

2.0 Site Description

2.1 *Current Use(s) of the Site*

The Site is currently vacant.

A Site location map and a field generated Site plan are provided in Appendix A. Pertinent Site photographs are provided in Appendix B.

2.2 *Location and Legal Description*

According to the City of Loma Linda, there are no addresses currently associated with the Site. The Site is located north of Juanita Street in a residential and commercial area in the City of Loma Linda, San Bernardino County, California.

According to the San Bernardino County Assessor's Office, the San Bernardino County Assessor's Parcel Numbers (APNs) and legal description for the Site include following:

APN: 0292-131-71-0000

TRACT NO 1961 GARDENA SUB LOTS 44, 45, 46 AND 47 EX FLOOD CONTROL PER 3-19-98 #98-099442

APN: 0292-131-74-0000

TRACT 1961 LOT 48 TRACT 1961 GARDENA SUB LOT 48

APN: 0292-131-75-0000

TRACT 1691 LOT 49 TRACT 1961 GARDENA SUB LOT 49

2.3 *Zoning Information*

According to the City of Loma Linda Planning Department, the zoning for the Site is R-1.

2.4 *Site Characteristics*

The Site parcel contains a gross total area of approximately 32,910 square feet. The Site is generally level and was observed to be predominately covered in soil.

The Site fronts onto Juanita Street on the south and a pedestrian/bike path, followed by a flood control channel is located north of the Site. Properties in the general area are primarily used for residential and commercial purposes.



2.5 Description of Site Structure(s)

On the date of the Site reconnaissance, the Site was vacant and observed to be predominately covered in soil; no structures were observed on the Site.

3.0 Records Review

3.1 *Physical Setting*

3.1.1 *Geology*

The Site is located approximately 1,160 feet above mean sea level (MSL) with surface topography sloping towards the north (United States Geological Survey [USGS] Topographic Map, Redlands, California, 2012). The Site is underlain by unconsolidated and semi-consolidated alluvium, lake, playa, and terrace deposits (Division of Mines and Geology, Geologic Map of California, 2010).

3.1.2 *Groundwater*

According to the EDR report, there are forty-one (41) groundwater wells located within a one-mile radius of the Site. Groundwater was measured in the vicinity of the Site approximately 66.0 to 237.8 feet below ground surface (BGS); groundwater is expected to follow surface topography and flow north. However, the actual depth to the water table, as well as the direction of flow, may vary depending on extraction activities and natural or artificial recharge rates. Groundwater direction in areas which are located near such anomalies as oceans, rivers and resistant rock units, are subject to vary seasonally due to such causes as seawater intrusion, periods of heavy rain and other naturally occurring processes.

3.2 *Historical Review*

3.2.1 *Aerial Photograph Review*

Available historical aerial photographs, as described below, were reviewed. Copies of historical aerial photographs are provided in Appendix C.

Date	Observations
1930	The aerial photograph depicted the Site and adjacent properties as undeveloped land and the general vicinity as agricultural land and/or orchards.
1938, 1949, 1953, 1959, 1966, 1968, 1975, 1985, 1989, 1994	The aerial photographs depicted the Site as undeveloped land, some improvements on the adjacent properties and the general vicinity as agricultural land and/or orchards with increased improvements throughout the photographs.
2006, 2010, 2014	The aerial photographs depicted the Site as undeveloped land. The adjacent properties and general vicinity were generally improved with structures which generally resemble the current site structures.

No previous uses indicative of environmentally suspect practices or activities were identified on the Site.

3.2.2 Building Permit Review

According to Mr. Connor Bolowich, Assistant City Manager with the City of Loma Linda, the Site is vacant land and has never been developed. Therefore, no permits are on file for the Site.

3.2.3 City Directories

A city directory search was completed on the Site by EDR. The complete city directory is provided in Appendix F.

The Site was not identified in the directories published in the EDR report.

No previous uses indicative of environmentally suspect practices or activities were identified on the Site.

3.2.4 Data Failure

Data failure occurs when the objective (land use to 1940 or first development) is not achieved even after all reasonably ascertainable historical sources have been reviewed. This is most common on "old" properties that were developed prior to the documentation of many historical records.

Historical information regarding the Property was dated as early as 1930; therefore, there is no historical data failure for this assessment.

3.2.5 Summary of Historical Site Use

Based upon information obtained by TES from available aerial photographs and historic street directories, the Site appeared to have been undeveloped land as early as 1930 to the present.

3.2.6 Summary of Past Uses of Adjacent Properties

Based upon information obtained by TES from available aerial photographs, historic street directories, and the inspection of the surrounding properties, the adjacent properties appeared to be undeveloped land as early as 1930 with some improvements as early as 1938 through 1994; structures which generally resembled the current site structures were noted as early as 2006.

3.2.7 Summary of Past Uses of the Surrounding Area

In general, the area in the vicinity of the Site became urbanized and continued to develop to its current basic configuration as early as 1985. Based on information discussed, historic uses of the adjacent properties have a low potential for current impact to the Site subsurface.

3.3 Results of Environmental Records Sources Review

An EDR report of Standard Environmental Record Sources (Records) was prepared specifically for the Site. The search included queries to the following databases for cases within specified ASTM search distances.

3.3.1 Site Listings

According to the EDR report, the Site was not identified on the Federal and State databases.

3.3.2 Adjacent Properties

According to the EDR report, the addresses for the adjacent properties were not identified on the Federal and State databases.

3.3.3 Other Off-site Locations of Concern

Other off-site locations were identified on the databases by EDR within a maximum one-mile radius from the Site, including but not limited to, State- and tribal- equivalent CERCLIS (ENVIROSTOR), state and tribal registered storage tanks list (AST), local lists of landfill/solid waste disposal sites (SWRCY), local list of registered storage tanks (SWEEPS UST), other ascertainable records (DRYCLEANERS, San Bern. Co. Permit) and EDR exclusive records (EDR Hist Auto).

The potential for environmental impact to the Site from these off-site locations of concern appear to be low due to one or more of the following: type of regulatory listing, location with respect to the direction of regional groundwater, distance from the Site, status of the case, remedial efforts being directed by a regulatory agency, and/or potential responsible parties have been identified.

3.3.4 Orphan Listings

The EDR report includes an Orphan list of facilities that could not be precisely located due to inadequate address information. TES reviewed this list and determined where these facilities are located relative to the Site. None of the Orphan listings appeared to be located on the Site.

3.4 Additional Environmental Record Sources

3.4.1 California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control (DTSC)

According to the DTSC's EnviroStor website, <http://www.envirostor.dtsc.ca.gov/public>, the DTSC has no records for the Site or adjacent sites.

3.4.2 State Water Resources Control Board (SWRCB)

According to the SWRCB's GeoTracker website, geotracker.waterboards.ca.gov, the SWRCB has no records for the Site or adjacent sites.

3.4.3 California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR)

DOGGR maps concerning the subject property and nearby properties were reviewed online at <https://maps.conservation.ca.gov/doggr/wellfinder>. DOGGR Online Mapping System (DOMS) maps contain information regarding oil and gas development. According to the DOMS, there are no oil or gas wells on the Site or adjacent sites. The closest well is inactive well (API 07190069), operated by City of Loma Linda and located approximately 1.85 miles west of the Site.

3.4.4 South Coast Air Quality Management District (SCAQMD)

The Site and adjacent sites on Juanita Street were not identified on the SCAQMD's FINDS website, <http://www3.aqmd.gov/webappl/fim/prog/search.aspx>.

4.0 Site Reconnaissance

4.1 Methodology

On February 28th, 2018, TES personnel visited the Site for the purpose of evaluating present use and identifying observable environmental conditions at the Site. Our methodology involved walking the perimeters and center lines while noting observed evidence of present and potential environmental concerns.

A field-generated map is provided in Appendix A. Pertinent Site photographs are provided in Appendix B.

4.2 Limiting Conditions

TES' findings are based on the Site conditions observed on Wednesday, February 28th, 2018. The site inspection was limited to accessible areas and did not include a destructive investigation of concealed/hidden conditions.

4.3 Interior Observations of Site

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	<input type="checkbox"/>	<input type="checkbox"/>	No structures were observed on the Site.
Storage Tanks & Related Equipment:	<input type="checkbox"/>	<input type="checkbox"/>	No structures were observed on the Site.
Odors:	<input type="checkbox"/>	<input type="checkbox"/>	No structures were observed on the Site.
Standing Surface Water or Other Pools of Liquid:	<input type="checkbox"/>	<input type="checkbox"/>	No structures were observed on the Site.
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	<input type="checkbox"/>	<input type="checkbox"/>	No structures were observed on the Site.
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	<input type="checkbox"/>	<input type="checkbox"/>	No structures were observed on the Site.
Stains or Corrosion on Floors, Walls, or Ceilings:	<input type="checkbox"/>	<input type="checkbox"/>	No structures were observed on the Site.
Drains and Sumps:	<input type="checkbox"/>	<input type="checkbox"/>	No structures were observed on the Site.



4.4 Exterior Observations of Site

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Storage Tanks & Related Equipment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Odors:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Standing Surface Water or Other Pools of Liquid:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Pits, Ponds, or Lagoons:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stained Soil or Pavement:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stressed Vegetation (other than from insufficient water):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Waste Water or any discharge (including storm water) into a Drain, Ditch, or Stream on or Adjacent to the Site:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wells (active, inactive, or abandoned):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Septic Systems or Cesspools:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Prior Structures:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Roads, Tracks, Railroad Tracks or Spurs:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Soil berm likely to control water runoff to adjacent pedestrian/bike trail was observed on the north end of the Site.

4.5 Current Uses of Adjacent Properties

Based on TES' research and observations during the Site reconnaissance, the Site is bordered by the following:

Direction	Current Development
North:	A pedestrian/bike path, followed by a flood control channel
South:	Juanita Street, followed by residential properties
East:	Residential properties
West:	Residential properties

4.6 Current Uses of Surrounding Area

Based on TES' research and observations during Site reconnaissance, the surrounding area of the Site consists of residential and commercial properties.

4.7 Soil Vapor

A soil vapor/gas survey was not conducted as a part of the Scope of Work. Based on current available research and observations made during the Site investigation, no chemicals/solvents or petroleum products were identified on the Site and past operations do not indicate the usage of such volatile constituents. Therefore, the presence of volatile organic compounds (VOCs) are not expected and vapor intrusion from petro chemicals and solvents is unlikely in the subsurface.

4.8 Potential Additional Unidentified Site Concerns

No potential additional unidentified Site concerns were identified as a result of this Phase I ESA.

5.0 Interviews

5.1 Site Owner's Representative

There were no site owner(s) or site owner's representative(s) available for an interview at the time of the assessment.

A user questionnaire was sent to Mary Erickson Community Housing. Ms. Susan McDevitt with Mary Erickson Community Housing noted that the Site was transferred from the owner (the City of Loma Linda) for the purpose of building affordable housing with income restricted covenants; Ms. McDevitt was not aware of and has no knowledge of RECs pertaining to the Site and adjoining properties.

5.2 Tenant/Occupant

There were no tenants' onsite available for an interview at the time of the assessment.

5.3 State or Local Government Officials

According to Mr. Connor Bolowich, Assistant City Manager with the City of Loma Linda, the Site is vacant land and has never been developed.

6.0 Findings/Opinions/Conclusions

A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

The Site parcel contains a gross total area of approximately 32,910 square feet. On the date of the Site reconnaissance, the Site was vacant and generally level and observed to be predominately covered in soil; no structures were observed on the Site. The Site fronts onto Juanita Street on the south and a pedestrian/bike path, followed by a flood control channel is located north of the Site. Properties in the general area are primarily used for residential and commercial purposes.

Based upon information obtained by TES from available aerial photographs and historic street directories, the Site appeared to have been undeveloped land as early as 1930 to the present.

Based upon information obtained by TES from available aerial photographs, historic street directories, and the inspection of the surrounding properties, the adjacent properties appeared to be undeveloped land as early as 1930 with some improvements as early as 1938 through 1994; structures which generally resembled the current site structures were noted as early as 2006.

In general, the area in the vicinity of the Site became urbanized and continued to develop to its current basic configuration as early as 1985. Based on information discussed, historic uses of the adjacent properties have a low potential for current impact to the Site subsurface.

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The potential for environmental impact to the Site from these off-site locations of concern appear to be low due to one or more of the following: type of regulatory listing, location with respect to the direction of regional groundwater, distance from the Site,



status of the case, remedial efforts being directed by a regulatory agency, and/or potential responsible parties have been identified.

Recognized Environmental Conditions and Other Findings

No RECs or de-minimis conditions were identified at the Site.

Conclusions

TES has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E1527-13 of the subject property consisting of six (6) vacant lots [APN 0292-131-71-0000 (Lots 44, 45, 46 and 47), APN 0292-131-74-0000 (Lot 48), APN 0292-131-75-0000 (Lot 49)] on Juanita Street in the City of Loma Linda, San Bernardino County, California ("the Site"). The following RECs were identified at the Site:

- No RECs or de-minimis conditions were identified at the Site.

Recommendations

Based on the findings of this Phase I ESA, further assessment is not warranted.

7.0 Additional Non-Scope Services

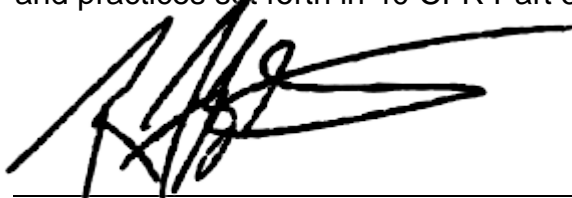
There are environmental issues outside the scope of the ASTM E1527-13 that can be assessed in connection with a commercial real estate transaction. These are dealt with as non-scope considerations since they do not typically present a Superfund Liability. The specific level of inquiry (if any) is defined in the Proposal which contains a Scope of Work. These non-scope services are very client specific and not covered by the ASTM standard. They are frequently related to the business environmental risk which is defined in the standard as “risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate...”

No non-scope issues were addressed in this report.

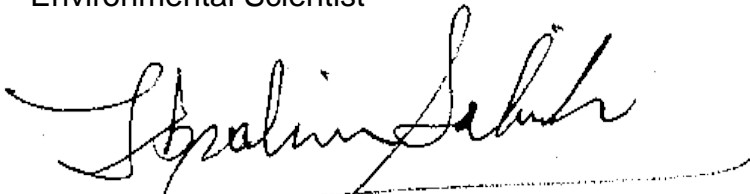
8.0 Signature of Environmental Professional

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history, and setting of the *subject property*. I have developed and performed the all appropriate inquiries in general conformance with the standard and practices set forth in 40 CFR Part 312.



Rod Bronstein
Environmental Scientist



Ibrahim M. Sobeih, MS, MSPH, CIH, CAC
Senior Environmental Scientist



This Phase I ESA was completed by the above Environmental Professionals. Resumes are attached in Appendix H.

9.0 References

GEOLOGICAL REFERENCES

California Department of Conservation, Division of Mines and Geology, Geologic Map of California, 2010.

United States Geological Survey, 7.5-Minute Topographic Quadrangle, Redlands, 2012.

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HISTORICAL REFERENCES

Environmental Data Resources, Inc. (EDR), Aerial Photographs, March 2018.

Environmental Data Resources, Inc. (EDR), Certified Sanborn Map Report, March 2018.

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Environmental Data Resources, Inc. (EDR), EDR-Radius Map Report, March 2018.

E1527-13 REPORT STANDARD REFERENCES

ASTM website

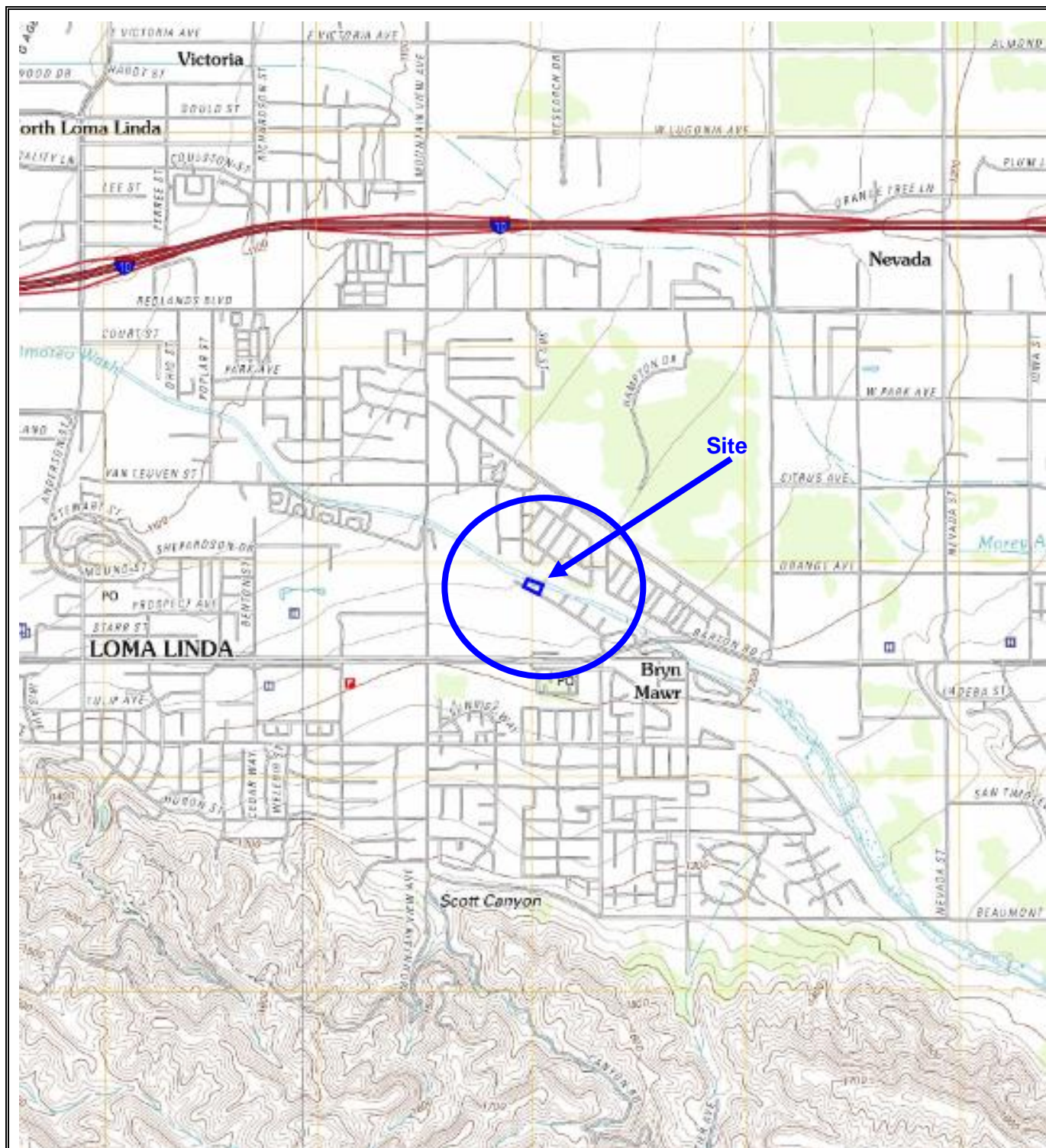
EPA website



Appendices

APPENDIX A

FIGURES



SITE LOCATION MAP

DRAWING NOT TO SCALE



6 Vacant Lots on Juanita Street
 APN 0292-131-71-0000 (Lots 44, 45, 46 and 47), APN
 0292-131-74-0000 (Lot 48), APN 0292-131-75-0000 (Lot
 49)
 Loma Linda, California
 Project No. 066791-OT





SITE PLAN

DRAWING NOT TO SCALE

N↑

6 Vacant Lots on Juanita Street
 APN 0292-131-71-0000 (Lots 44, 45, 46
 and 47), APN 0292-131-74-0000 (Lot
 48), APN 0292-131-75-0000 (Lot 49)
 Loma Linda, California
 Project No. 066791-OT



APPENDIX B

PERTINENT SITE PHOTOGRAPHS



View of Site.



View of Site.



View of Site.



View of pedestrian/bike trail.



View of pedestrian/bike trail.



View of flood control channel.